

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for November 26, 2003 PLANNING COMMISSION MEETING

P.A.S.: Change of Zone #3427

PROPOSAL: Amend Section 27.69.090 of the Zoning Ordinance to allow 'Community Playhouses' as an additional use permitted for the sign package of Schools and Churches.

CONCLUSION: This amendment is to allow a community playhouse to have the same sign package as schools and churches.

RECOMMENDATION:

Approval

ANALYSIS:

1. The current Community Playhouse at S. 56th and Normal, is zoned R-2 and exists as a special permit (#772). It is abutted on the north by Gere Library and on the south by an R-3 CUP.
2. As a special permit in a residential district, the Playhouse can currently use the provisions of 27.69.160 Special Permit Uses. This allows one sign. It can be 20 square foot in area and 8 foot in height if a ground sign. It is only allowed outside the front yard setback.
3. The Playhouse site can meet the siting requirements of the proposed text change.
4. The Playhouse request is for a larger sign in order to accommodate notice of events and schedules, similar to a marquee.
5. This is a unique use where the requested sign can provide some additional public purpose for a community organization.
6. If approved, any sign would be required to meet the language of the ordinance, thus the illustration submitted showing an 8 foot high sign could only be built to 6 foot.
7. Proposed Language:

27.69.090 Other Permitted Signs; Churches and Schools and Community Playhouses.

In any zoning district, churches, and schools and community playhouses are permitted one on-premises internally illuminated ground sign on each street frontage, not exceeding fifty square

feet of area or six feet in height, for each bulletin board or sign and its supporting structure, and one on-premises wall sign on each building facade, not exceeding twenty square feet in sign area. When a school or church or community playhouse is located a minimum of 200 feet from any street frontage and is located in an AG or AGR district, said wall sign shall be a maximum of 100 square feet in area. A permitted ground sign may be located in the required front yard if it meets the following conditions and requirements:

- (a) Signs may contain a maximum of fifty square feet in sign area if non-illuminated. If illuminated, such sign shall contain a maximum of thirty-two square feet in sign area, and shall be internally illuminated only;
- (b) Has a setback from the front lot line at least one-half the distance of the required front yard;
- (c) Has a setback from the side lot line at least 100 feet if abutting residential lots; and
- (d) One temporary sign of up to thirty-two square feet may be allowed on premises for up to ten days. (Ord. 16735 §18; February 13, 1995: prior Ord. 16000 §1; November 12, 1991: Ords. 14278, 14297, and 14539, as amended by Ord. 14613 §16; March 9, 1987: and Ords. 13734, 13668, 13611, 13790, 13418, 13582, 13133, 13054, 12923, 12893, 12751, 12679, 12657, and 12571).

Prepared by:

Mike DeKalb
Planner
November 13, 2003

Applicant: Lincoln Community Playhouse
2500 S. 56th Street
Lincoln, NE 68506
(402) 489-7529

Contact: Susan Knaube
134 S. 13th Street, Suite 800
P. O. Box 81607
Lincoln, NE 68501
(402) 438-2500

PURPOSE STATEMENT

Lincoln Community Playhouse has an extensive relationship with elementary and secondary schools in Lincoln, Nebraska. There are extensive theater classes on the premises of Lincoln Community Playhouse and outreach programs for classes and presentations in the Lincoln Public School System.

Currently Lincoln Community Playhouse is allotted one small sign on their property which is located on 56th Street, one block south of Normal Boulevard. Attached is a photograph of the current sign. Also attached is a computer generated drawing of the proposed sign.

Lincoln Community Playhouse is the only facility of its type in Lincoln and the only performing arts center with such a tie to the elementary and secondary school system in Lincoln, Nebraska. A new sign, such as the one proposed, will allow a more visual presentation of upcoming events.

TEXT

27.69.090 Other Permitted Signs; Churches, Schools, and Community Playhouses.

In any zoning district, churches, schools, and community playhouses are permitted one on-premises internally illuminated ground sign on each street frontage, not exceeding fifty square feet of area or six feet in height, for each bulletin board or sign and its supporting structure, and one on-premise wall sign on each building facade, not exceeding twenty square feet in sign area. When a school, church, or community playhouse is located a minimum of 200 feet from any street frontage and is located in an AG or AGR district, said wall sign shall be a maximum of 100 square feet in area. A permitted ground sign may be located in the required front yard if it meets the following conditions and requirements:

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- (d) One temporary sign of up to thirty-two square feet may be allowed on premises for up to ten days.



Existing Sign



DOUBLE-FACE, INTERIOR-ILLUMINATED, GROUND SIGN

CUSTOM FABRICATED METAL CABINET ON ANGLE FRAME
 CABINET AND RETAINERS TO BE PAINTED BLACK
 FACES TO BE WHITE LEXAN DECORATED F/S WITH BLACK HP VINYL
 COPY TO BE WHITE ON BLACK VINYL
 LOGO TO BE BLACK VINYL ON WHITE BACKGROUND
 SIGN TO ACCOMMODATE FOUR LINES OF 4" BLACK ZIPTRACK COPY
 FLUORESCENT ILLUMINATION
 FACES TO HAVE A LOCKING CLEAR LEXAN COVER TO PROTECT CAHNSE PANEL
 REVEAL TO BE PAINTED TO MATCH #22D-31 "MEDIUM GREY" HP VINYL
 BASE TO BE CONCRETE

COMPUTER GENERATED DRAWING IS INTENDED TO BE AN APPROXIMATE REPRESENTATION OF ACTUAL COLORS AND IMAGES.

CLIENT COMMUNITY PLAYHOUSE
 ADDRESS 2500 S. 56TH
 CITY LINCOLN
 STATE NE

SALESPERSON
 ARTIST
 SKETCH NO.
 SCALE
 DATE

BENNETT
 SCHOENECK
 03043 B
 1/2" = 1' - 0"
 9/24/01
 REVISED 10/8/01 10/15/01 10/19/01 1/7/02

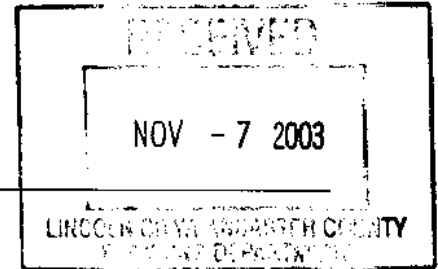
HARDCOPY
 SITE PLAN
 PHOTO
 CLIENT APPROVAL
 DATE

FILE: COMMPLAYHOUSE2

Nebraska Sign Company

1140 North 21st Street Ph (402) 476-6663
 P.O. Box 80856 FAX (402) 476-3461
 Lincoln, Nebraska 68501

Memorandum



To: Greg Czaplewski, Planning Department
From: Charles W. Baker, Public Works and Utilities *Bull*
Subject: Lincoln Community Playhouse, Change of Zone #3427, Ground Sign
Date: November 6, 2003
cc: Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the application for the proposed new ground sign at the Lincoln Community Playhouse. Public Works has the following comments:

- The sign dimensions shown with the attached packet exceeds the standards of the Text, 27.69.090. This proposal exceeds fifty square feet of area and is more than six feet in height with it's supporting structure.
- Prior to approval of this sign with the proposed text amendment change, Public Works will need to review a site plan showing sight distance and set back requirements.